



**GRASSROOTS**  
REALTY GROUP

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401, 510 6 Avenue SE  
Calgary, Alberta

MLS # A2310902



**\$449,900**

<b>Division:</b>	Downtown East Village		
<b>Type:</b>	Residential/High Rise (5+ stories)		
<b>Style:</b>	Apartment-Single Level Unit		
<b>Size:</b>	922 sq.ft.	<b>Age:</b>	2016 (10 yrs old)
<b>Beds:</b>	2	<b>Baths:</b>	2
<b>Garage:</b>	Parkade, Stall, Underground		
<b>Lot Size:</b>	-		
<b>Lot Feat:</b>	-		

<b>Heating:</b>	Forced Air	<b>Water:</b>	-
<b>Floors:</b>	Carpet, Ceramic Tile, Laminate	<b>Sewer:</b>	-
<b>Roof:</b>	-	<b>Condo Fee:</b>	\$ 804
<b>Basement:</b>	-	<b>LLD:</b>	-
<b>Exterior:</b>	Brick, Concrete, Metal Siding	<b>Zoning:</b>	CC-EMU
<b>Foundation:</b>	-	<b>Utilities:</b>	-
<b>Features:</b>	Breakfast Bar, Closet Organizers, High Ceilings, Open Floorplan, Quartz Counters, Stone Counters, Walk-In Closet(s)		

**Inclusions:** None

CITY VIEWS / EXPANSIVE 2 BED 2 BATH.....!!!! This beautiful and contemporary suite offers the best of downtown living in The Evolution by Bosa in Pulse Tower! With an ideal location in the EAST VILLAGE, this stunning 922 sq ft condominium features 2 bedrooms, 2 baths (both with heated floors) 9' ceilings, an open concept living space and kitchen, in-suite laundry and a fantastic den / flex space. This suite boasts upgraded appliances and high-end finishes throughout., a HUGE OVERSIZED BALCONY with CITY and TOWER VIEWS to accommodate your outdoor downtown lifestyle with a natural gas outlet for your BBQ! Amenities include a Fitness and Steam Room, Social Lounge/Party Room, Heated Indoor Visitor Parking, an Amazing ROOFTOP GARDEN with Fire Pits and 24-hour Security/Concierge. Enjoy the convenience of shopping, easy C-train access, restaurants and entertainment only steps away! Pet friendly and perfectly suited for a dynamic urban lifestyle - this is a must see property!!!